

# PROCLAMATION

**WHEREAS**, in 1997 the Town of Davie became an "entitlement" recipient of Federal Funds from the U. S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program; and

**WHEREAS**, the Town of Davie certified that it will affirmatively further fair housing opportunities and will work to identify and remove impediments to fair housing choices; and

**WHEREAS**, the Town's *Consolidated Plan for Federal Funds 1997-2002*, outlines fair housing activities that will be undertaken which include an educational campaign to further fair housing choices for Davie residents; and

**WHEREAS**, Title VIII of the Civil Rights Act of 1968 and the Fair Housing Act of 1988 prohibit the discrimination in the sale, rental and financing of dwellings based on race, color, religion, sex, national origin, handicap or familial status; and

**WHEREAS**, the Secretary of HUD has proclaimed April 1999 as "National Fair Housing Month" and asked all CDBG Entitlement Communities to join them in celebrating the freedom of housing choices and fair housing opportunities; and

**WHEREAS**, The Davie Town Council feels that every American has a right to live where they choose with dignity and without fear of discrimination, and is proud of it's Fair Housing education and outreach initiatives completed in FY 1997/98.

**WHEREAS**, the Town of Davie wishes to thank the Fair Housing and Equal Opportunities Office of HUD in Miami and Housing Opportunities for Project Excellence (HOPE) Inc., for their assistance in helping the Town achieve it's Fair Housing goals.

**NOW, THEREFORE BE IT PROCLAIMED** that the Town Council of the Town of Davie hereby proclaims April 1999 as "National Fair Housing Month" in the Town of Davie.

**IN WITNESS WHEREOF**, I have hereunto set my hand this \_\_\_\_\_day of \_\_\_\_\_, 1999.

\_\_\_\_\_  
Mayor/Councilmember

## HOUSING AND COMMUNITY DEVELOPMENT

### MEMORANDUM

CDBG

April 7, 1999 COUNCIL AGENDA ITEM

**DATE:** March 25, 1999

**TO:** Mayor and Councilmembers

**VIA:** Robert D. Rawls, Interim Town Administrator

**FROM:** Shirley Taylor-Prakelt, Coordinator  
Housing & Community Development

**RE:** National Fair Housing Month Celebration - April 1999

In 1997 the Town of Davie became an "entitlement recipient" of federal funds from the U. S. Department of Housing and Urban Development (HUD), under the Community Development Block Grant (CDBG) Program. The Town's *Consolidated Plan for Federal Funds 1997-2002*, was adopted on July 16, 1997 and approved by HUD shortly thereafter.

In addition to specific CDBG-funded capital projects and activities, the *Consolidated Plan* outlines certain fair housing activities that will be undertaken, including an educational campaign to further fair housing choices for Davie residents. This is premised on the fundamental principle that every American has a right to live where they choose with dignity and without fear of discrimination.

The Secretary of HUD has proclaimed April 1999 as "National Fair Housing Month" and asked all CDBG Entitlement Communities to join HUD in celebrating the freedom of housing choices, and to provide information on Title VIII of the Civil Rights Act of 1968, and the Fair Housing Act of 1988 which collectively prohibit discrimination in the sale, rental and financing of dwellings based on race, color, religion, sex, national origin, handicap, or familial status.

An official from the Florida State Office of HUD and a representative from Housing Opportunities for Project Excellence, Inc., (HOPE) have been invited to join us on April 7th to receive a Proclamation celebrating the Town's Fair Housing Program accomplishments during the first CDBG Program Year (10/1/97-9/30/98). A comprehensive report on the accomplishments made during that time, is attached.

STP/stp

Attachment

**Town of Davie**  
**Community Development Block Grant (CDBG) Program**  
**Fair Housing Education and Outreach Initiatives**  
**FY 1997/98**

In the first year of the Town's *Consolidated Plan For Federal Funds 1997-2002* i.e. FY 1997/98, the following fair housing initiatives were addressed in the Town of Davie:

- The Town developed an "Analysis of Impediments to Fair Housing Choices (AI)" which is predicated on the fact that equal and free access to residential housing (housing choice) is fundamental to meeting the overall needs of a community. The AI identifies barriers to affordable housing, and contains a strategy to address these impediments. When the Town's *Consolidated Plan for Federal Funds 1997-2002* was prepared, there were no known housing discrimination complaints filed in the Town of Davie. However, when the AI was initiated, the following agencies were contacted to determine if there were any pending discrimination complaints in Davie:
  - the Broward County Human Rights Division
  - the Florida Human Relations Commission
  - the Fair Housing Equal Opportunity (FHEO)
  - the U.S. Department of Housing and Urban Development (HUD)
  - Housing Opportunities For Project Excellence (HOPE), Inc.

Only one (1) complaint was received by HUD in the five (5) year period proceeding adoption of the Town's *Consolidated Plan*, and no complaints were received by either the Broward County Human Rights Division or the Department of Justice (DOJ). However, HOPE, Inc. a private not-for-profit fair housing education and enforcement agency, received eleven (11) complaints since 1993<sup>1</sup>. All of these cases have been resolved and are officially closed.

The Town's AI concluded that there were two main barriers to fair housing choices in Davie. First, housing affordability is a major concern, since increases in monthly rental and owner housing costs between 1980 and 1990, contributed to "cost-burdening" i.e. Davie residents paying in excess of 30% of their gross income for their housing and related costs e.g. rent plus utilities or mortgage (principal, interest and taxes) and insurance. A comparison between the current market rate rents in Davie and the HUD Fair Market Rents (FMR's) follows:

Unit Size	Market Rents	Median	FMR's <sup>2</sup>	Differ.
Efficiency	\$ 602- \$ 655	\$ 628	\$ 479	\$ 149
1-Bedroom	\$ 650- \$ 691	\$ 671	\$ 564	\$ 107
2-Bedroom	\$ 742- \$ 805	\$ 774	\$ 698	\$ 76
3-Bedroom	\$1,042- \$1,138	\$1090	\$ 971	\$ 119

Second, accessibility to home mortgage (purchase) financing is an on-going regional problem for lower income and minority households. This "global"

<sup>1</sup> This includes cases filed through February 1999. Of the four cases filed in 1998 & 1999, only two had "merit".

<sup>2</sup> Rents established by HUD are based on tenants paying 30% of their gross income for rent plus utilities.

impediment was also noted in the analysis of Home Mortgage Disclosure Act (HMDA) data for Davie, where minority and low-income individuals were denied financing at higher rates than other applicants.

The AI, which was prepared by a consulting firm, was re-evaluated by the Town's Housing and Community Development Coordinator; and, appropriate modifications and updates were made in 1998. Arrangements were made with HOPE, Inc., to provide reports on a routine basis to the Housing and CD Coordinator, so that the Town's Fair Housing goals and objectives can be "tailored" to address the changing needs of a growing community.

- The Town retained Housing Opportunities for Project Excellence (HOPE) Inc., a private not-for-profit Fair Housing education and enforcement organization, to conduct four (4) fair housing seminars geared at lenders, realtors, and housing providers. The first seminar was held on October 17, 1998 at the Offices of Bank United, and over 35 lenders participated in the meeting.
- The Town celebrated National Fair Housing Month in April 1998 with a Proclamation to HOPE, Inc., which outlined the Town's Fair Housing Goals and Objectives. Advertisements were placed in the Sun Sentinel and the Miami Times (a minority newspaper), advising the citizenry of their rights and responsibilities under the existing Fair Housing laws. Additionally, news articles on Fair Housing laws and initiatives as well as CDBG and SHIP Housing Programs were featured in the Davie Update, (the Town's Official Newsletter), which was mailed to every homeowner in Davie, as well as local municipalities and educational facilities.
- Meetings were held with the Broward County Housing Authority (BCHA) to ensure that Davie residents receive the level of services needed, and to explore opportunities to improve Elinger Apartments, a public housing project. A rental survey undertaken in May 1998 allows the BCHA and the Town to develop a request that HUD allow an increase in the Fair Market Rents (FMR's) in Davie.
- By Resolution 98-175 in May of 1998, the Town supported the joint application of the Broward County Entitlement Jurisdictions' and HOPE, Inc., for grant funds under the HUD SuperNOFA for Fair Housing Education and Outreach Initiatives (EOI's). By joining this venture, the Town pledged it's support and in-kind contributions through the participation of it's Housing and Community Development Coordinator in the county-wide effort to further fair housing opportunities. (Unfortunately, this application was not funded).
- Habitat for Humanity constructed ten (10) new homes in the Driftwood section of Davie called "Harmony Village" (officially dedicated in May of 1998), and one home in the "Potters Park" area. SHIP funds were used to construct the necessary infrastructure. The Davie Community Redevelopment Agency (CRA) has set-aside additional four (4) lots in the east side of Davie, for construction in FY 1998/99.
- The Davie CRA constructed four (4) new affordable single-family homes in the Eastside neighborhood of Davie along SW 43rd Street in two blocks located west

of SW 55th Avenue. The CRA provides the land at no charge to eligible home buyers, and conventional mortgages through one of the seven (7) participating lenders, are supplemented by a SHIP Program grant of up to \$10,000, depending on income. Five (5) other homes are currently under construction.

- A listing of local lending institutions and realtors was compiled for participation in future fair housing education seminars, where educational materials on fair housing laws and requirements will be provided.
- A listing of other organizations and individuals, including neighborhood groups, home-owners associations, social service providers, etc., is also being developed for future use in identifying impediments to fair housing choice at the neighborhood level.
- In April of 1998, the Town's first *Affordable Housing Incentive Plan* was adopted; and, the Housing and Community Development Coordinator was designated by the Davie Town Council as the "liaison" to developers of affordable housing. In this manner, affordable housing projects can be expeditiously moved through the permitting process. Two major developments have been assisted thus far, the Stirling Road Apartments (Phase I is under construction and Phase II is in the permitting process), and the Summerlake Apartments (formerly known as the Lakeside Villas Project), a pending new construction rental project, which is in the financing stage. In accordance with the Town's *Incentive Plan*, \$51,168 in Park/Recreation impact fees were waived for the Stirling Road Apartments, as an incentive to affordable housing in Davie.
- Approximately \$14,000 in Building Permit fees were waived in FY 1997/98 for sixteen (16) single-family homes renovated under the SHIP Program, and four (4) homes constructed in the CRA area.
- On June 3, 1998, the Davie Town Council adopted Resolution 98-180 urging the Florida Legislature and the Governor to enable Broward County to use one (1) cent of its local option motor fuel taxes to address the needs of our county's homeless men, women, children, and families.
- Housing counseling and referral services were provided to over 50 Davie residents; Section 8 Program relocation services were provided to two disabled tenants, and four (4) Davie Senior Citizens, with unique and challenging housing needs, were assisted.

Compiled by:  
Shirley Taylor-Prakelt, Coordinator  
Housing and Community Development  
Town of Davie  
February 1999